

PB# 85-34

Van's Carpet Ranch

69-4-4

85-34

Van's Carpet Ranch Site Plan

855- 100. —

Approved 7/10/85
 map signed
 & fees paid 7/17/85
 filed with T.C.

TOWN OF NEW WINDSOR			General Receipt		6631
555 Union Avenue New Windsor, N. Y. 12550			June 12		19
Received of Van's Carpet Ranch			\$ 25.00		
Twenty-Five and 00/100					DOLLARS
For application fee 85-34 - for site plan					
DISTRIBUTION					
FUND	CODE	AMOUNT			
Ch. 1871		25.00			
			By Pauline G. Thompson		
			T. A. W. Clerk		

TOWN OF NEW WINDSOR			General Receipt		6727
555 Union Avenue New Windsor, N. Y. 12550			July 17		19 85
Received of Van's Carpet Ranch			\$ 100.00		
One Hundred and 00/100					DOLLARS
For Site Plan Fee - 85-34					
DISTRIBUTION					
FUND	CODE	AMOUNT			
Ch. 100.00					
#2043					
			By Pauline G. Thompson		
			T. A. W. Clerk		
			Title		

Williamson Law Book Co., Rochester, N. Y. 14609

1st 6/12
2nd 6/26

Planning Board
Town of New Windsor
555 Union Avenue
New Windsor, New York 12550

(This is a two-sided form)

85-34

Date Received 6/7/85
Meeting Date 6/12/85
Public Hearing _____
Action Date _____
Fees Paid 25.00 pl

APPLICATION FOR SITE PLAN APPROVAL

1. Name of Project Van's Carpet Ranch
2. Name of applicant Ian VanDerEssen Phone 914-562-3220
Address Route 94, Box 367 Vails Gate, New York 12584
(Street No. & Name) (Post Office) (State) (Zip Code)
3. Owner of record Ian VanDerEssen Phone 914-562-3220
Address Route 94, Box 367, Vails Gate, New York 12584
(Street No. & Name) (Post Office) (State) (Zip Code)
4. Name of person preparing plan William J. Hauser, P.E. Phone 914-562-8640
Address 45 Quassaick Avenue, New Windsor, New York 12550
(Street No. & Name) (Post Office) (State) (Zip Code)
5. Attorney Warren Greher Phone 914-562-5264
Address Route 94, Vails Gate, New York 12584
(Street No. & Name) (Post Office) (State) (Zip Code)
6. Location: On the South side of Route 94
1500± feet west (Street)
(direction)
of Route 32 (Street)
7. Acreage of parcel 3.3 acres
8. Zoning district C
9. Tax map designation: Section 69 Block 4 Lot(s) 4
10. This application is for the use and construction of Warehouse
11. Has the Zoning Board of Appeals granted any variance or special permit concerning this property? No If so, list case No. and Name _____
12. List all contiguous holdings in the same ownership
Section 69 Block 4 Lot(s) 3

FOR OFFICE USE ONLY:

Schedule _____ Column _____ Number _____

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the liber and page of each conveyance into the present owner as recorded in the Orange County Clerk's Office. This affidavit shall indicate the legal owner of the property, the contract owner of the property and the date the contract of sale was executed.

IN THE EVENT OF CORPORATE OWNERSHIP: A list of all directors, officers and stockholders of each corporation owning more than five percent (5%) of any class of stock must be attached.

I HEREBY DEPOSE AND SAY THAT ALL THE ABOVE STATEMENTS AND INFORMATION, AND ALL STATEMENTS AND INFORMATION, CONTAINED IN THE SUPPORTING DOCUMENTS AND DRAWINGS ATTACHED HERETO ARE TRUE.

Sworn before me this

11 day of June, 1988
Shirley B. Hassdenteufel Applicant's Signature
Owner
Title

Notary Public
Notary Public, State of New York
No. 4730798
Qualified in Orange County
Commission Expires March 30, 1990

OWNER'S ENDORSEMENT

(Completion required ONLY if applicable)

COUNTY OF ORANGE }
STATE OF NEW YORK } SS.:

_____ being duly sworn, deposes and says that he resides
_____ in the
(Owner's Address)
county of _____ and State of _____
and that he is (the owner in fee) of _____ of the _____
(Official Title)
Corporation which is the owner in fee) of the premises described in the foregoing application
and that he has authorized _____ to make the fore-
going application for special use approval as described herein.

Sworn before me this.

_____ day of _____, 198_____

(Owner's Signature)

Notary Public

INTER-OFFICE CORRESPONDENCE

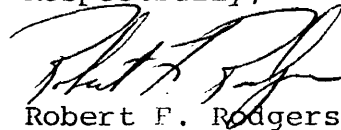
TO: New Windsor Planning Board
FROM: Town Fire Inspector
DATE: 10 July 1985
SUBJECT: Review of Site Plans

I have reviewed the following site plans and find them to be acceptable.

Van's Carpet Ranch
Eugene Hecht & Elaine Hecht
P & P Quick Copy Center
Robert Lorenzen & Betty Lorenzen
Exurban Realty
Gittlitz & Schroeder

Thank you for your time.

Respectfully,



Robert F. Rodgers

Att.



**VAN'S CARPET RANCH OF
VAILS GATE, INC.**

BOX 367, RT. 94 914-562-3220
VAILS GATE, NY 12584

2044

50-174
219

PAY
TO THE
ORDER OF

July 17 19 *85*
Town of New Windsor

Twenty-five and 00/100

\$ *25.00*
DOLLARS

NORSTAR BANK Vails Gate Office
OF THE HUDSON VALLEY N.A. Vails Gate, NY 12584

[Signature]

FOR *PLANNING BOARD*

⑈002044⑈ ⑆021901748⑆ 522 1001364⑈

July 17 1985
Rec'd
Bank
Save

PLANNING BOARD

PLANNING BOARD ENGINEER REVIEW FORM:

The maps and plans for the Site Approval _____
Subdivision _____ as submitted by
M'GOEY AND HAUSER for the building or subdivision
of VANS CARPET RANCH has been reviewed
by me and is approved X disapproved _____

If disapproved, please list reason.

NOTE:

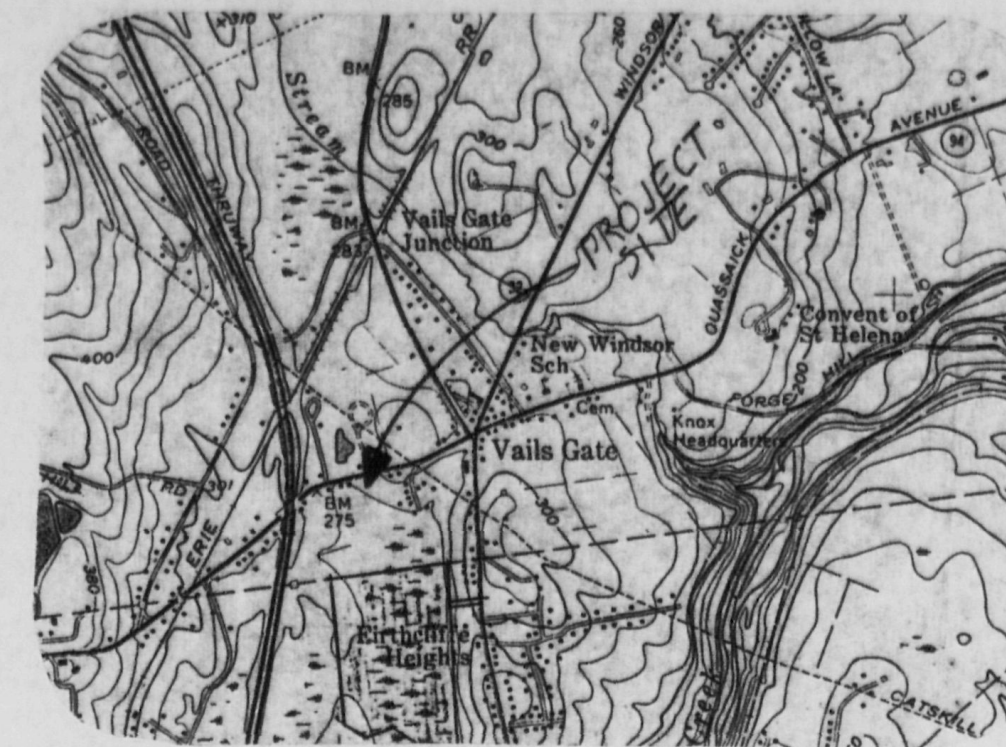
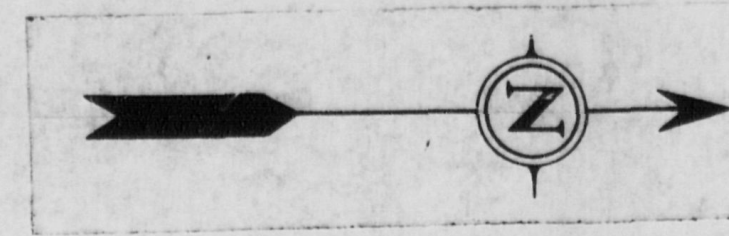
1. AT A RECENT FIELD MEETING WITH MR. VAN DERESSEN HE INDICATED THAT BUILDING WITHIN BUILDING WILL BE USED AS A PARTITION AND WILL BE SQUARED OFF. THIS WILL MAKE THE CONSTRUCTION MORE ORTHODOX AND I RECOMMEND APPROVAL.

Paul V. Cuomo

PAUL V. CUOMO, P.E.

July 9, 1985

Date



LOCATION PLAN
SCALE 1" = 2000'

ZONING

ZONE - 'C' - DESIGN SHOPPING
USE - WAREHOUSE ACCESSORY TO RETAIL OUTLET

REQUIREMENTS

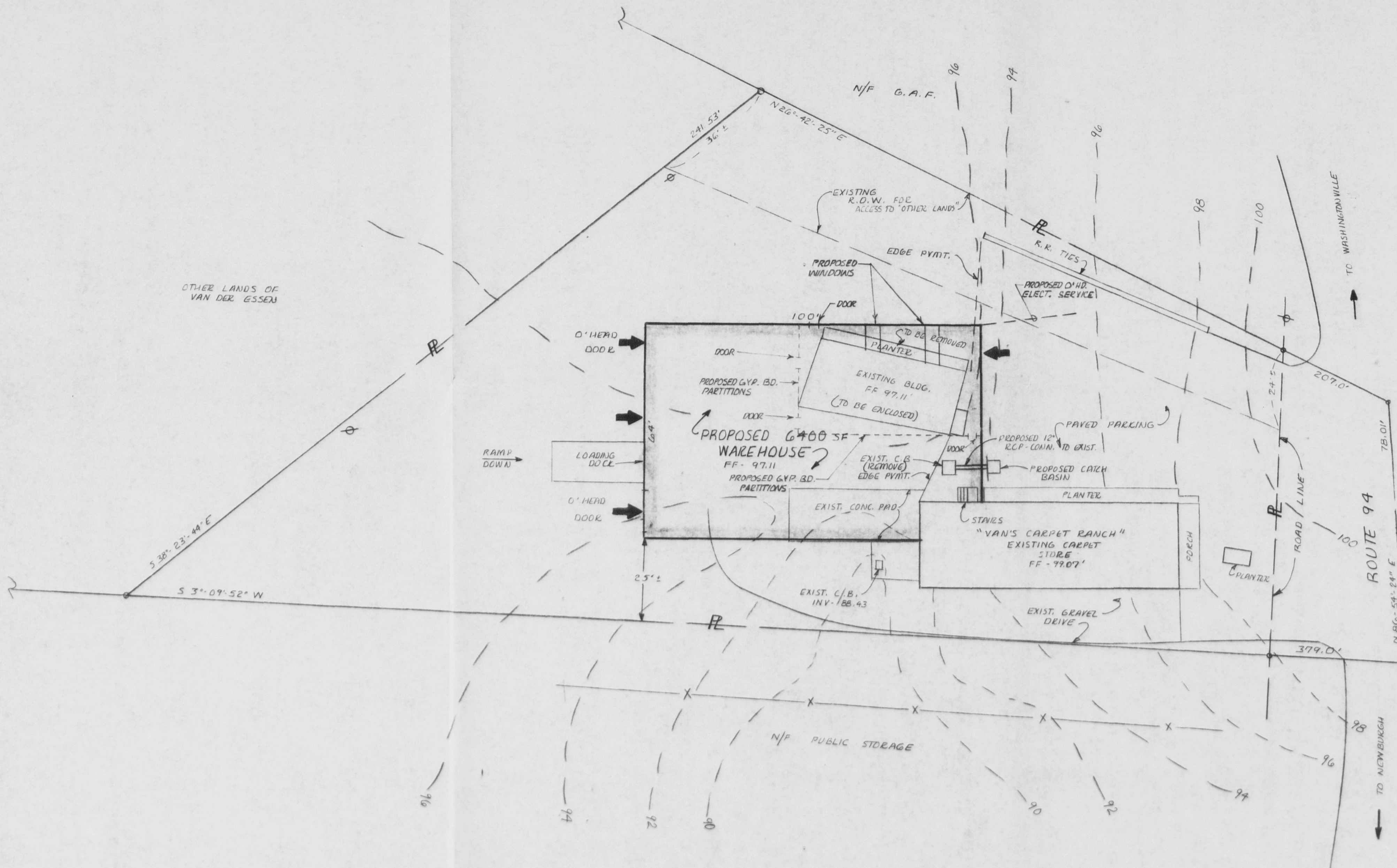
	REQUIRED	PROVIDED
FRONT YARD	60'	PRE EXISTING
SIDE YARD	30'/70'	PRE EXISTING 14.7' PROPOSED 25'
REAR YARD	30'	33'
BUILDING HGT.	4' FT. TO PROP. LINE	18'
FLOOR AREA RATIO	0.5 MAX	0.19 NEW
LOT AREA	40,000 SF	34,282 SF
LOT WIDTH	200'	131' @ BLDG LINE
LOT DEPTH	-	300'
● ZONING VARIANCE REQUIRED		

PROPERTY DATA

OWNER OF RECORD - IAN VAN DER ESSEN
TAX MAP DATA - PORTION OF SECT 69-BLK 4-LOT 3
LOT AREA - 0.782 ACRES

GENERAL NOTES

- BOUNDARY DATA FROM SURVEY MAP BY WILLIS E. TUTTLE L.S. 37226 DATED 18 DEC. 1977
- EXISTING DRAINAGE TO BE MAINTAINED
- ROOF OF EXISTING BLDG. TO BE ENCLOSED SHALL BE REMOVED IN ORDER TO UTILIZE EXISTING WALLS AS PARTITIONS.



SITE PLAN
SCALE 1" = 20'

Site Plan APPROVAL GRANTED
BY TOWN OF NEW WINDSOR PLANNING BOARD
ON 7-10-85
BY *Henry F. Scheible*

HENRY F. SCHEIBLE
SECRETARY



McGOEY and HAUSER CONSULTING ENGINEERS P.C. 45 Quassaick Ave. (Rte. 9-W) New Windsor, New York 6 East View Place Port Jervis, New York			PLAN FOR: VAN'S CARPET RANCH TOWN OF NEW WINDSOR - ORANGE COUNTY - NEW YORK	
Revision	Date	Description	Drawn By	Sheet
1	25 JUN 85	SHOW ACCESS E.O.W., ADD NOTE 3	Checked	1
2	10 JULY 85	ADDED PROPOSED PARTITIONS & ELECT. SERVICE	Scale AS SHOWN Date 4 JUN 85	
			Job No. D923-83	

Unauthorized addition or alteration
of this plan is a violation of
Section 7209(2) of the New York
State Education Law.